



## 17a Forge Lane, Congleton, CW12 4HF

Offers Over £450,000

- An Impressive Bespoke Independently Built Four Bedroom Detached Residence
- Well Proportioned Accommodation Over Three Floors
- Superb Open Plan Living/ Dining/ Kitchen With Bifold Doors
- Separate Study & Snug
- Master Bedroom & Bedroom Four with En-suite Facilities
- Ground Floor Utility & Cloakroom
- Landscaped Gardens & Decking Area
- Integral Garage & Ample Private Parking
- Close To Local Schools and Amenities
- Envious Location & Peaceful Setting With Woodland Views To The Rear

# 17a Forge Lane, Congleton CW12 4HF

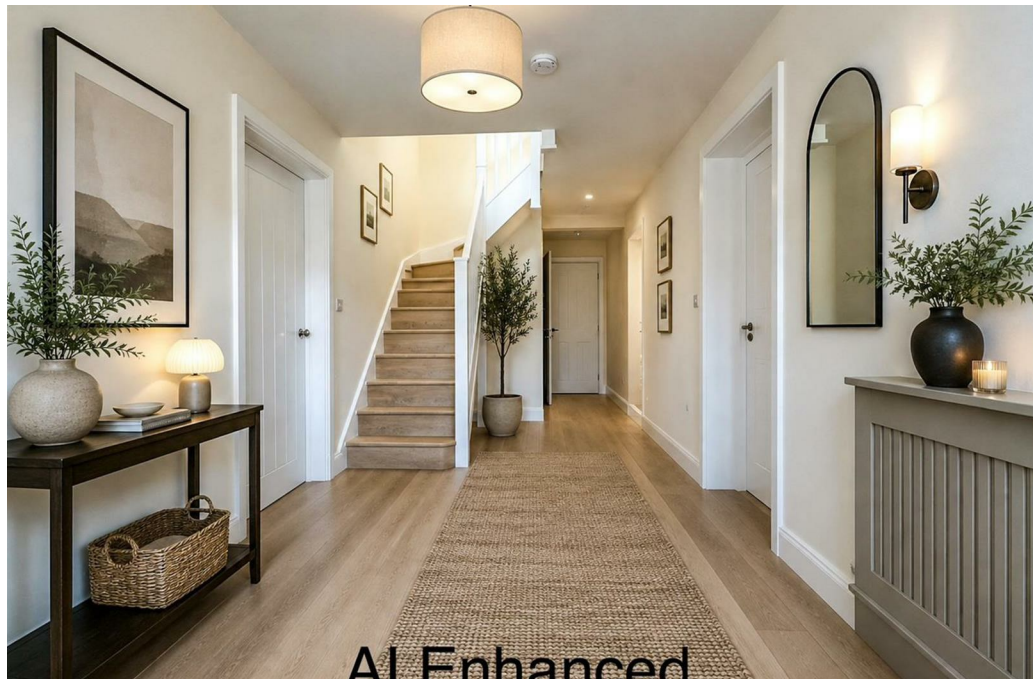
AN IMPRESSIVE INDEPENDENTLY BUILT NEW RESIDENCE ON FORGE LANE, CONGLETON

Contemporary Living and Thoughtfully Designed Throughout

Introducing an exceptional opportunity to acquire a beautifully crafted four-bedroom detached home in one of Congleton's sought after residential locations.



Council Tax Band: New Build



AI Enhanced



The centrepiece of the home is the stunning open-plan kitchen, dining and living space on the first floor with bifold doors and direct access to the gardens whilst contributing bright, spacious and effortlessly sociable ambiance providing the perfect environment for everyday family life as well as entertaining guests. The spacious open living areas are complemented by a separate snug, creating versatile spaces that can adapt to changing lifestyles, while a dedicated study offers the ideal setting for remote working.

The principal bedroom enjoys a private position and offers views of the woodland and gardens, complete with an en-suite shower room, creating a luxurious retreat away from the main living accommodation, two further bedrooms complete the second floor and are served by a beautifully appointed family bathroom. Bedroom two also benefits from its own en-suite which is ideal for multi-generational or blended family living, giving relatives or older children a degree of privacy and independence.

Alongside its impressive living spaces, the property has been thoughtfully designed to enhance daily life, featuring a separate utility, ground floor cloakroom and integrated garage with internal access.

Situated on Forge Lane offering a peaceful setting while remaining within easy reach of the town's extensive amenities and retail park. Families will appreciate the excellent selection of local schools, while outdoor enthusiasts can enjoy nearby countryside walks and recreational facilities, including Astbury Mere Country Park and Congleton Park just to name a few.

Congleton's vibrant town centre provides an array of independent retailers, cafés, restaurants and everyday conveniences, creating a thriving community atmosphere.

For commuters, the location offers superb accessibility, with the A34, Congleton Link Road and M6 motorway network all close at hand. Regular rail services from Congleton and nearby Crewe provide direct connections to major regional and national destinations, while Manchester Airport is conveniently within easy reach.

Offering generous accommodation, contemporary architecture and an enviable location, this outstanding new home presents a rare opportunity to enjoy modern family living in a setting that perfectly balances convenience and tranquillity.

**Entrance Hallway**

Having a UPVC composite front entrance door with access into the entrance hallway. Having a UPVC double glazed window to the front aspect.  
Access to the garage.

**Bedroom Four / Sitting Room/ Games Room**

15'5" x 10'1"  
Having a UPVC double glazed window to the front aspect. Radiator  
Access to the en-suite

**En-Suite**

Double shower cubicle with rainfall showerhead over. WC. Countertop basin sat on a vanity unit with storage underneath. Wood effect vinyl flooring. Recessed downlights. Extractor fan.

**Downstairs WC**

WC & countertop basin sat on a vanity with storage underneath.

**Utility**

8'3" x 4'9"  
Having space and plumbing for washing machine. Recess downlights. Extractor fan.

**Garage**

22'4" x 9'10"

**Stairs to first floor accommodation-**

**First Floor Landing**

Having access to the first floor accommodation and stairs to the second floor. Double radiator.

**Open Plan Dining/ Kitchen/ Living**

30'1" x 22'2"  
Having UPVC double glazed windows to the front and rear aspect, with double glazed bifold doors -access to the decking area, gardens and woodland to the rear.  
Kitchen choice will be from the Vito range with colour options to choose from in either matt or gloss- also with the option to upgrade kitchen/ worktops if desired.

**Snug / Family Room**

10'1" x 11'6"  
Having a UPVC double glazed window to the front aspect

**Study**

8'3" x 6'7"  
Having a UPVC double glazed window to the front aspect.

**Stairs to second floor landing**

Having access to the bedrooms and family bathroom

**Master suite**

10'3" x 22'0" into the eaves  
Having a UPVC double glazed window to the rear aspect. Double radiator.  
Access to the en-suite -

### En- Suite Shower Room

Having a UPVC double glazed window to the side aspect. Comprising of a corner shower cubicle and countertop basin sat on a vanity unit with storage. Recessed downlights. Extractor fan.

### Bedroom Two

11'7" x 11'5"

Having a UPVC double glazed window to the rear aspect. Access to the loft. Double radiator.

### Bedroom Three

14'0" x 10'4"

Having a UPVC double glazed obscure window to the side aspect. Double radiator.

### Family Bathroom

Having a UPVC double glazed obscure window to the rear aspect

Comprising of a panel bath, WC, countertop basin sat on a vanity unit with storage underneath Ladder style radiator. Wood effect vinyl flooring. Recessed downlights. Extractor fan.

### Externally

To the front of the property there is a newly laid tarmac driveway and additional gravelled driveway to the side.

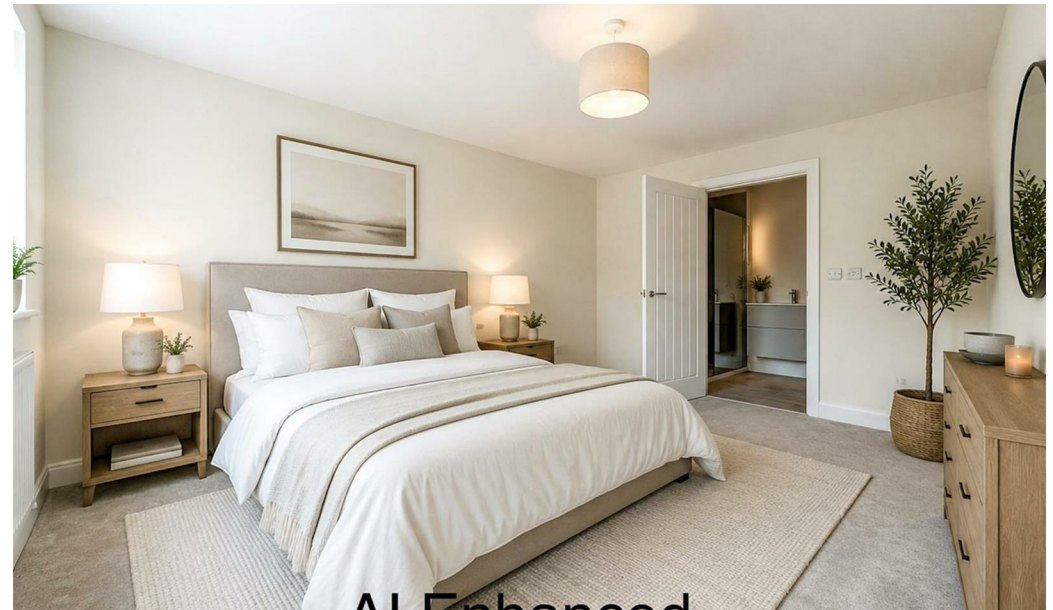
Access to the garage.

Steps via the side of the property to the rear garden.

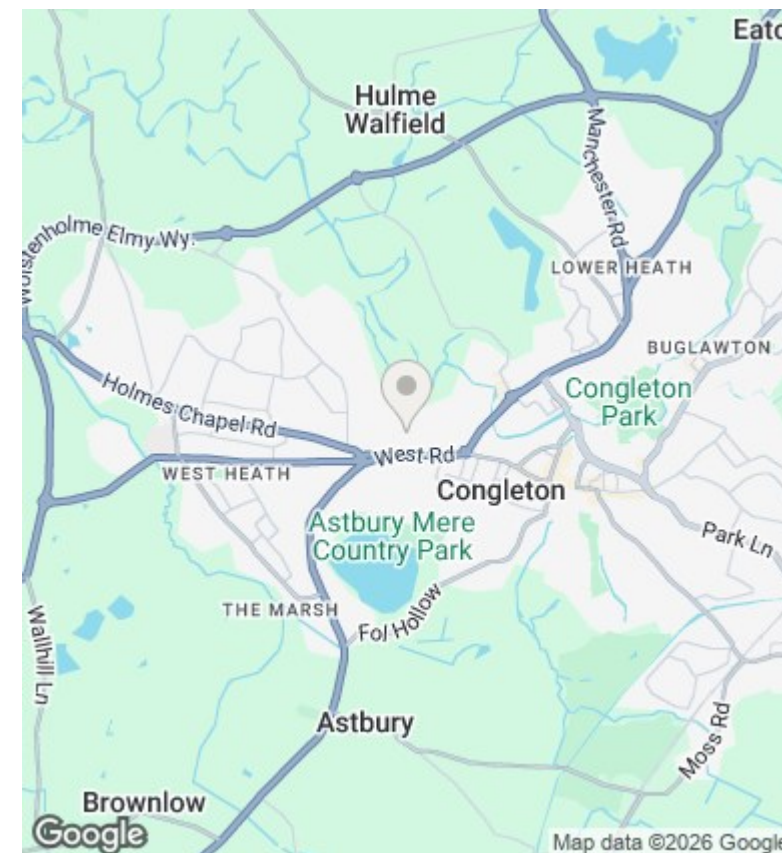
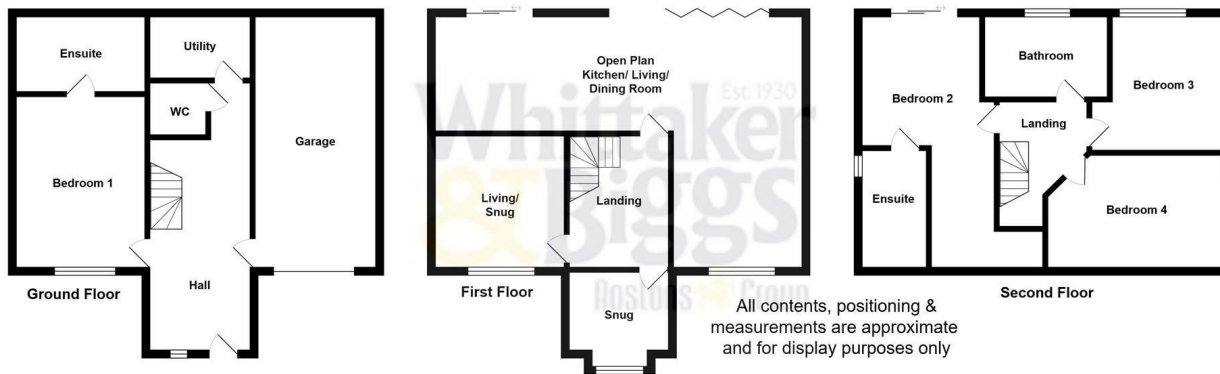
To the rear of the property there is a spacious decking area and landscaped lawned gardens, with woodland views to the rear.

### AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks are £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.







## Directions

## Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

## Council Tax Band

New Build

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales<br>EU Directive 2002/91/EC  |         |           |